

Process Number	Applicant
<a href="#">01-309</a>	<a href="#">Ramon &amp; Dalia Santacruz</a>
<a href="#">01-330</a>	<a href="#">Mirza Associates</a>
<a href="#">01-332</a>	<a href="#">Virgilio Sanchez</a>
<a href="#">01-336</a>	<a href="#">Westchester General Hospital</a>
<a href="#">01-358</a>	<a href="#">Sarlabous Family Trust</a>
<a href="#">01-373</a>	<a href="#">Juan &amp; Idalia Suarez</a>
<a href="#">01-410</a>	<a href="#">Fausto Sanguily</a>
<a href="#">02-10</a>	<a href="#">Jesus &amp; Grisel Leon</a>
<a href="#">02-51</a>	<a href="#">Hermilio Concepcion.</a>

HEARING NO. 02-2-CZ10-3 (01-373)

10-54-39

Council Area 10  
Comm. Dist. 12

APPLICANTS: JUAN & IDALIA SUAREZ

- (1) AU to RU-1M(a)
- (2) SPECIAL EXCEPTION to permit site plan approval for a residential development.
- (3) UNUSUAL USE to permit a lake excavation.

A plan is on file and may be examined in the Zoning Department entitled "Suarez Subdivision," as prepared by CAS Engineering, Inc., dated Sept., 2001 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of Tract 14 and all of Tract 13 of J.G. HEAD'S FARMS in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: The Southeast corner of S.W. 147 Avenue & theoretical S.W. 22 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6.67 Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANTS: RAMON & DALIA SANTACRUZ

- (1) RU-2 to RU-5A
- (2) SPECIAL EXCEPTION to permit site plan approval for a semi-professional office development.
- (3) NON-USE VARIANCE OF LANDSCAPING REGULATIONS to permit a landscaped strip varying in width from 2.5' to 5' (7' wide required) where a parking lot abuts rights-of-way to the north and west, and residentially zoned properties to the south and east.
- (4) NON-USE VARIANCE OF LANDSCAPING REQUIREMENTS to permit 3 lot trees (4 required), zero street trees (5 required) and 18 shrubs (90 required).
- (5) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit a lot area of 5,640 sq. ft. (10,000 sq. ft. required).
- (6) NON-USE VARIANCE OF LOT FRONTAGE REQUIREMENTS to permit a lot with a frontage of 60' (75' required).
- (7) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a setback of 6' (15' required) from the interior side (east) property line.
- (8) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall to be erected along all interior and rear property lines; to waive same along the interior side (east) and rear (south) property lines.
- (9) NON-USE VARIANCE OF ZONING REGULATIONS requiring West Flagler Street (a half section line road) to be 100' in width; to vary same to permit a right-of-way width of 42.5' (50' required) on the south side of West Flagler Street.

A plan is on file and may be examined in the Zoning Department entitled "Proposed Zoning Change for Mr. Ramon Santacruz," as prepared by Oscar S. Benitez, Architect," dated 9/5/01 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 101.5' of the west 60' of Tract 3, CORRECTED PLAT OF FLAGAMI 2<sup>ND</sup> ADDITION, Plat book 34, Page 15 in Section 2, Township 54 South, Range 40 East; A/K/A: Lots 7 & 8, Block 3, per Plat book 17, Page 23, less the north 7.5' and less the external area of curve in the N.W. corridor.

LOCATION: 7590 W. Flagler Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 94'

RU-2 (Two Family Residential)

RU-5A (Semi-professional Offices 10,000 sq. ft. net)

APPLICANT: MIRZA ASSOCIATES, INC.

- (1) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 50 parking spaces (63 required) (58 previously required).
- (2) MODIFICATION of plans approved pursuant to Resolution ZB-386-61, passed and adopted by the Zoning Board and further modified by Resolution 4-ZAB-205-93, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "Plans entitled 'New Palmetto Extended Care Facility,' as prepared by Richard S. Pollack Architects, Inc., consisting of 7 sheets and stamped dated received Feb. 5, 1993."

TO: "That in the approval of the plan, the same be substantially in accordance with the plans submitted for the hearing entitled 'Palmetto Subacute Care Center,' as prepared by Tapia-Ruano Architects, Inc. and dated 5/7/01 and consisting of 8 sheets."

- (3) MODIFICATION OF CONDITION #1 of Resolution #4-ZAB-205-93 passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "1. That the nursing home be limited to a maximum of 85 beds."

TO: "1. That the nursing home be limited to a maximum of 95 beds."

The purpose of these requests is to allow the applicant to revise the previously approved plans in order to convert a previous approved office space within the convalescent home building into an additional 10 bed unit adult care center on the third floor.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 through 11, 40, 41, 42 and 14.8' of the alley, in Block 2 of AMENDED PLAT OF MIAMI GATEWAY, Plat book 28, Page 6.

LOCATION: 7600 S.W. 8 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.01 Acres

PRESENT ZONING: RU-4A (Apartments 50 units/net acre, hotel/motel 75 units/net acre)

APPLICANT: SARLABOUS FAMILY TRUST

- (1) MODIFICATION of Condition #2 of Resolution Z-227-87, passed and adopted by the Board of County Commissioners, and further modified by Resolution 5ZAB-56-95, passed and adopted by the Zoning Appeals Board, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Covered Walkway for the Sarlabous,' as prepared by Gilberto E. Mojica, P.E., dated received 8/3/94 and consisting of 4 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed New Addition for the Sarlabous,' as prepared by E. C. & Assocs., Inc. consisting of 2 sheets; Sheet 1 dated 1/22/02 and Sheet 2 dated 11/5/01."

- (2) MODIFICATION of Condition #4 of Resolution 5ZAB-56-95, passed and adopted by the Zoning Appeals Board and further modified by Resolution 5ZAB-1-96, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "4. That the use shall be limited to a maximum of 22 residents, with fifteen (sic) (13) residents situated within the larger residence (#7930) with a maximum of 9 residents in the second residence (#1061)."

TO: "4. That the use be approved for and be restricted to a maximum of 24 clients."

The purpose of these requests is to permit the applicant to submit new site plans indicating the proposed gameroom/sitting room addition for a previously approved home for the aged and to increase the number of resident clients from 22 to 24.

- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed addition setback a minimum of 7.5' (50' required; 25' previously approved) from the rear (east) property line.
- (4) NON-USE VARIANCE OF SPACING REQUIREMENTS to permit a CBS building (laundry room) spaced 2' (10' required) from a covered walkway.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking from backing out onto an adjacent street; to waive same to permit parking spaces to back out onto S.W. 79<sup>th</sup> Court.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 6 & 7, Block 5, FONTAINBLUE GARDENS, Plat book 65, Page 8.

LOCATION: 7930 S.W. 11 Street & 1061 S.W. 79 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.566 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: VIRGILIO SANCHEZ

(1) AU to RU-1M(b)

(2) SPECIAL EXCEPTION to permit site plan approval for a residential development.

Plans are on file and may be examined in the Zoning Department entitled "Veronica Estates," as prepared by Puig & Martinez Architects and Planners, Inc., consisting of 6 sheets and dated stamped received September 7, 2001. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 29 of J.G. HEADS FARMS, lying in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44.

LOCATION: The Northwest corner of S.W. 144 Avenue & theoretical S.W. 23 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.4 Acres

AU (Agricultural – Residential)

RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

HEARING NO. 02-4-CZ10-1 (01-336)

14-54-40  
Council Area 10  
Comm. Dist. 6

APPLICANT: WESTCHESTER GENERAL HOSPITAL, INC.

(1) RU-4A to BU-1A

(2) SPECIAL EXCEPTION to permit site plan approval for a proposed office building.

A plan is on file and may be examined in the Zoning Department entitled "Medical Office Building," as prepared by Naya Architects, dated Nov. 27, 2001 and dated stamped received 1/14/02 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "D" of WESTCHESTER GENERAL HOSPITAL SUBDIVISION, Plat book 128, Page 50.

LOCATION: 2500 S.W. 75 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.39 Acres

RU-4A (Apartments 50 units/net acre, hotel/motel 75 units/net acre)

BU-1A (Business – Limited)

APPLICANT: FAUSTO SANGUILY

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit an existing addition and covered terrace to a townhouse to setback a minimum of 2.8' (20' required) from the rear (west) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a 7' high wall (6' permitted) enclosing a portion of the outdoor living area.

Plans are on file and may be examined in the Zoning Department entitled "Existing Addition to Two Story Residence – Violation," as prepared by Eduardo Lopez, Architect & Planner, dated stamped received on 12/6/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 23, Block 1 of KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11245 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.12 Acre

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 02-4-CZ10-4 (02-10)

18-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANTS: JESUS & GRISEL LEON

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing townhouse residence to setback 8.11' (20' required) from the rear (south) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a patio area of 235 sq. ft. (500 sq. ft. required).

A plan is on file and may be examined in the Zoning Department entitled "Grisel & Jesus Leon," as prepared by Wilkin-Medina & Assoc., dated 12/2001 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 2, KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11224 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 89.83' x 30'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)



HEARING NO. 02-4-CZ10-6 (02-51)

10-54-39  
Council Area 12  
Comm. Dist. 10

APPLICANT: HERMILIO CONCEPCION

AU to RU-1M(A)

SUBJECT PROPERTY: The south ½ of Tract 23, J.G. HEAD'S FARMS, Plat book 46, Page 44 in Section 10, Township 54 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 144 Avenue and theoretical S.W. 17 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)